



Department of Commerce

Growth Management Services
assisting communities in planning their future

Planning and the Growth Management Act



The Growth Management Act

- Rapid growth began to change perceived quality of life in late 1980s.
- The GMA was adopted in 1990 and 1991.
- Several other states have growth management acts but Washington is unique: Local governments statewide determine how to meet their community needs rather than a top-down approach used elsewhere.

The Growth Management - The Big Picture

- Urban areas to contain most of new growth
 - Availability and efficiency of Utilities/Facilities/Services
- Rural Areas to develop as rural
 - Agriculture/Forestry/Mining “working lands”
- Environmentally Sensitive Areas (critical areas)

Goals of the Growth Management Act

Local jurisdictions must determine how to achieve a balance in satisfying Growth Management Act's statewide goals.



The 14 Goals of the GMA – All Equally Important

- **Citizen Participation** – encourage citizen involvement.
- **Economic Development** – consistency with comp plans, promote opportunities for all citizens.
- **Environment** – protect and enhance air & water quality and availability of water.
- **Historic Preservation** – identify and encourage.
- **Housing** – affordable housing for all, variety of densities and housing types and preserve existing housing.
- **Natural Resource Industries** – maintain and enhance.
- **Open Space and Recreation** – retain open space.

The 14 Goals of the GMA (continued)

- **Permits** – issue permits in timely and fair manner.
- **Property Rights** – protect private property rights from arbitrary and discriminatory actions.
- **Public Facilities and Services** – ensure adequacy and availability at time of development.
- **Reduce Sprawl** - conversion of undeveloped land into sprawling, low-density development.
- **Shoreline Management** – goals & policies part of comprehensive plan and development regulations.
- **Transportation** – efficient multimodal transportation systems.
- **Urban Growth** - urban areas served with adequate public facilities.

Growth Management Act Mandate to Plan

The map displays the following counties and their planning status:

- Fully Planning (Dark Blue):** Whatcom, San Juan, Skagit, Island, Snohomish, Clallam, Jefferson, Kitsap, Mason, King, Pierce, Thurston, Pacific, Lewis, Wahkiakum, Cowlitz, Clark, Skamania, Klickitat, Yakima, Kittitas, Chelan, Douglas, Grant, Franklin, Benton, Walla Walla, Columbia, Garfield, Asotin, Whitman, Adams, Lincoln, Spokane, Stevens, Pend Oreille, Ferry, Okanogan.
- Critical Areas and Resource Lands (Light Blue):** Grays Harbor, Mason, Thurston, Pierce, Kittitas, Grant, Adams, Whitman, Franklin, Benton, Walla Walla, Columbia, Garfield, Asotin, Whitman, Adams, Lincoln, Spokane, Stevens, Pend Oreille, Ferry, Okanogan.

GMA Required to Plan:
RCW 36.70A.040

Legend:
Fully Planning
Critical Areas and Resource Lands

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GMS/GIS OCT 2011

Fully Planning
Critical Areas and Resource Lands



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Classification, designation and protection/ conservation of

Critical Areas:

- wetlands
- fish & wildlife habitat conservation areas
- aquifer recharge areas
- frequently flooded areas
- geologically hazardous areas

Natural Resource Lands:

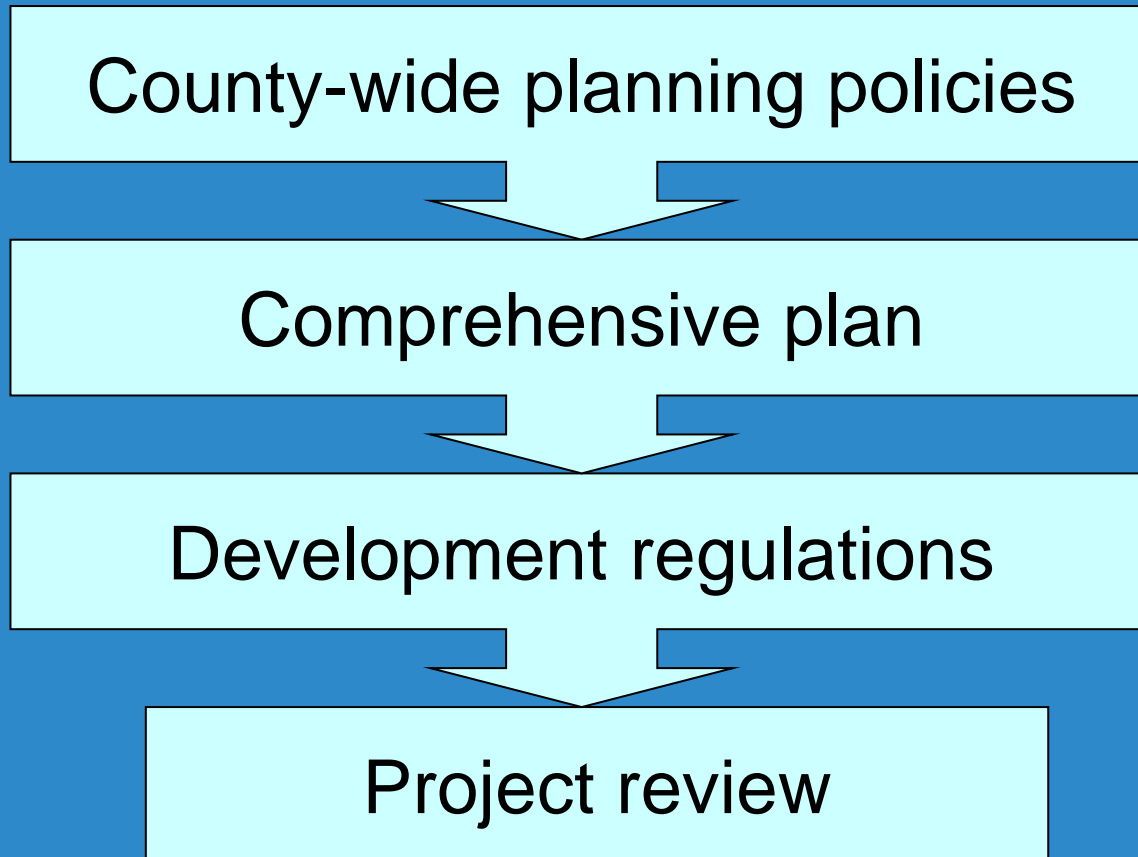
- forest lands
- agricultural lands
- mineral resource lands



Agricultural Lands of Long-Term Commercial Significance



Growth Management Act Requirements for fully planning communities



Inter-jurisdictional Cooperation: Countywide Planning Policies

Policy framework for local plans to:

- ◆ Designate urban growth areas
- ◆ Site county-wide or state-wide facilities
- ◆ Consider need for affordable housing
- ◆ Jointly plan within urban growth areas
- ◆ Plan for economic development

Designation of Urban Growth Areas (UGAs)

- ◆ Population allocation
- ◆ Land capacity analysis
- ◆ Provision for adequate public facilities and services



Steps Involved in Developing a Comprehensive Plan

- ◆ Visioning Process
 - Overall community vision translated into GOALS
- ◆ Inventory – Assess Assets and Deficits
 - Land Capacity Analysis
 - Critical Areas Identification
 - Capital Facilities Assessment
- ◆ Population projections
- ◆ Develop policies, objectives
- ◆ Identify action steps – strategies
- ◆ Monitor and Revise

Elements that MUST be Included in Comprehensive Plans

- Land Use
- Housing
- Capital Facilities
- Transportation
- Utilities
- Shoreline Master Program (policies)
- Rural (counties only)



Required and Optional Elements

Required (*When state funds available*):

- ◆ Economic Development
- ◆ Parks and Recreation

Optional Element Examples:

- ◆ Alternative Energy
- ◆ Social Services
- ◆ Community Design

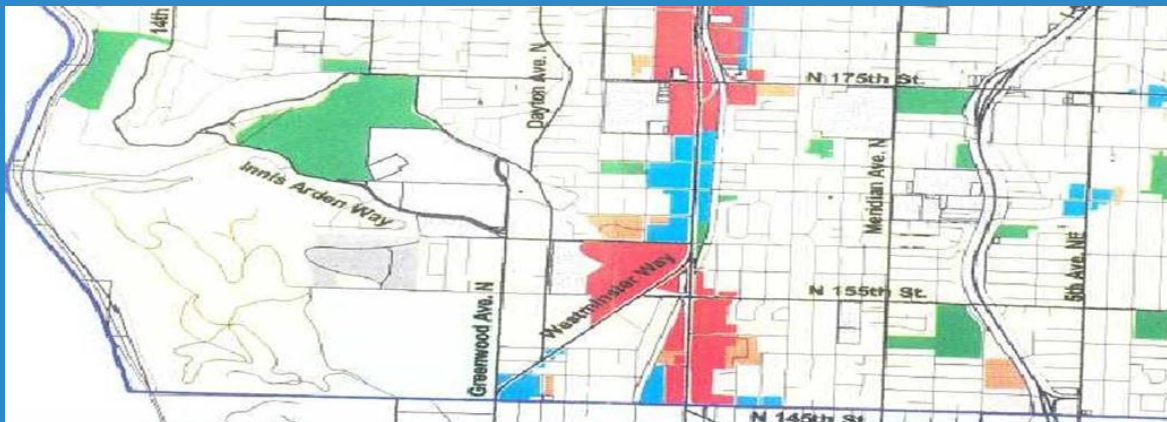


- ◆ Sub-area Plans
- ◆ Cultural Diversity

Development Regulations

Implement the Plan

- ◆ zoning
- ◆ plats and subdivisions
- ◆ Development standards
- ◆ critical areas
- ◆ siting of essential public facilities
- ◆ shoreline master program (regulations)
- ◆ Impact fees
- ◆ Procedural requirements

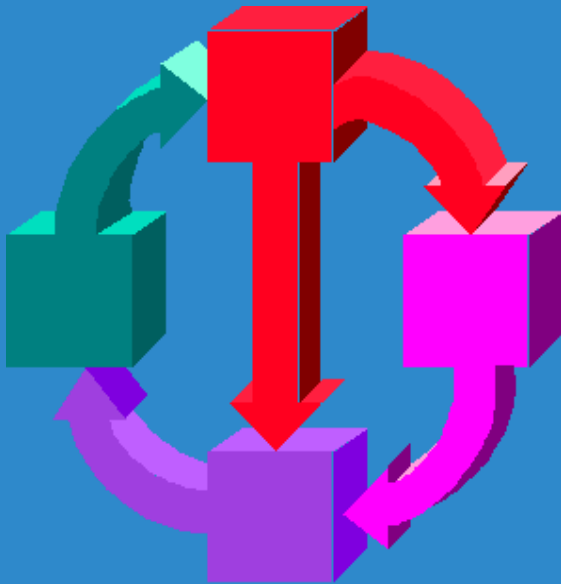


Consistency

◆ Plan externally consistent

◆ Plan internally consistent:

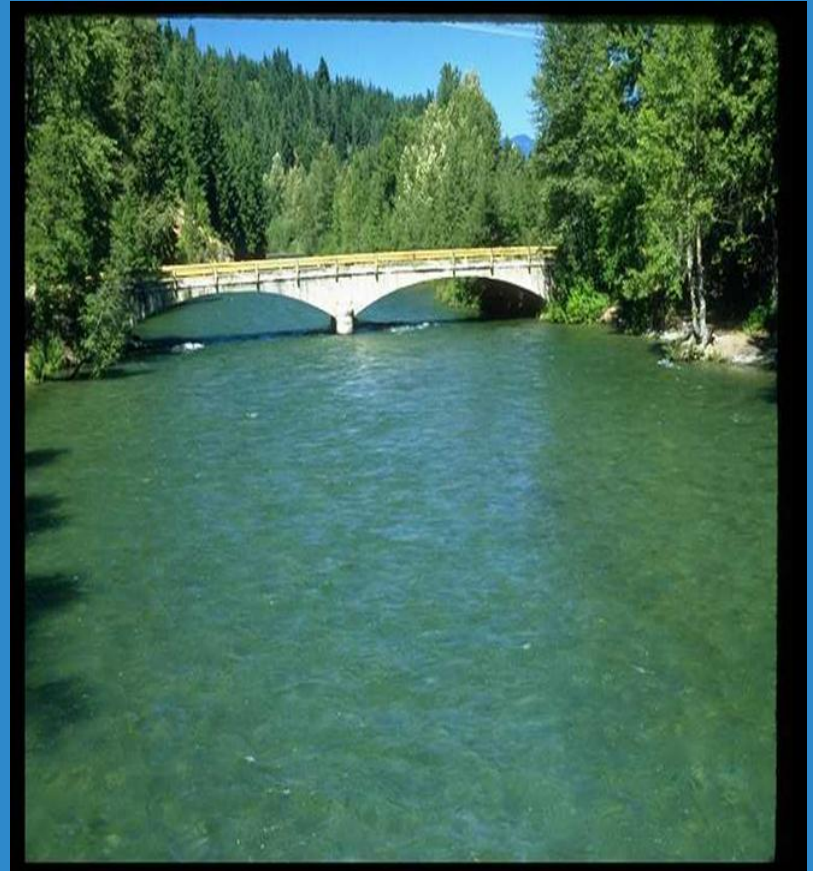
- Elements of plan consistent
- Development regulations consistent with the plan
- Activities and capital budget decisions
- Projects consistent with the plan and regulations



Concurrency / Level of Service (LOS)

Public Facilities and Services

- ◆ Transportation
- ◆ Sewer
- ◆ Water
- ◆ Utilities
- ◆ Parks
- ◆ Fire
- ◆ Police



Flexible Alternatives

- ◆ Master Planned Resorts
- ◆ Major Industrial Developments
- ◆ New Fully Contained Communities
- ◆ Limited Areas of More Intense Development (LAMIRDS – Raids)
- ◆ New and Innovative Zoning Techniques



Early and Continuous Public Participation

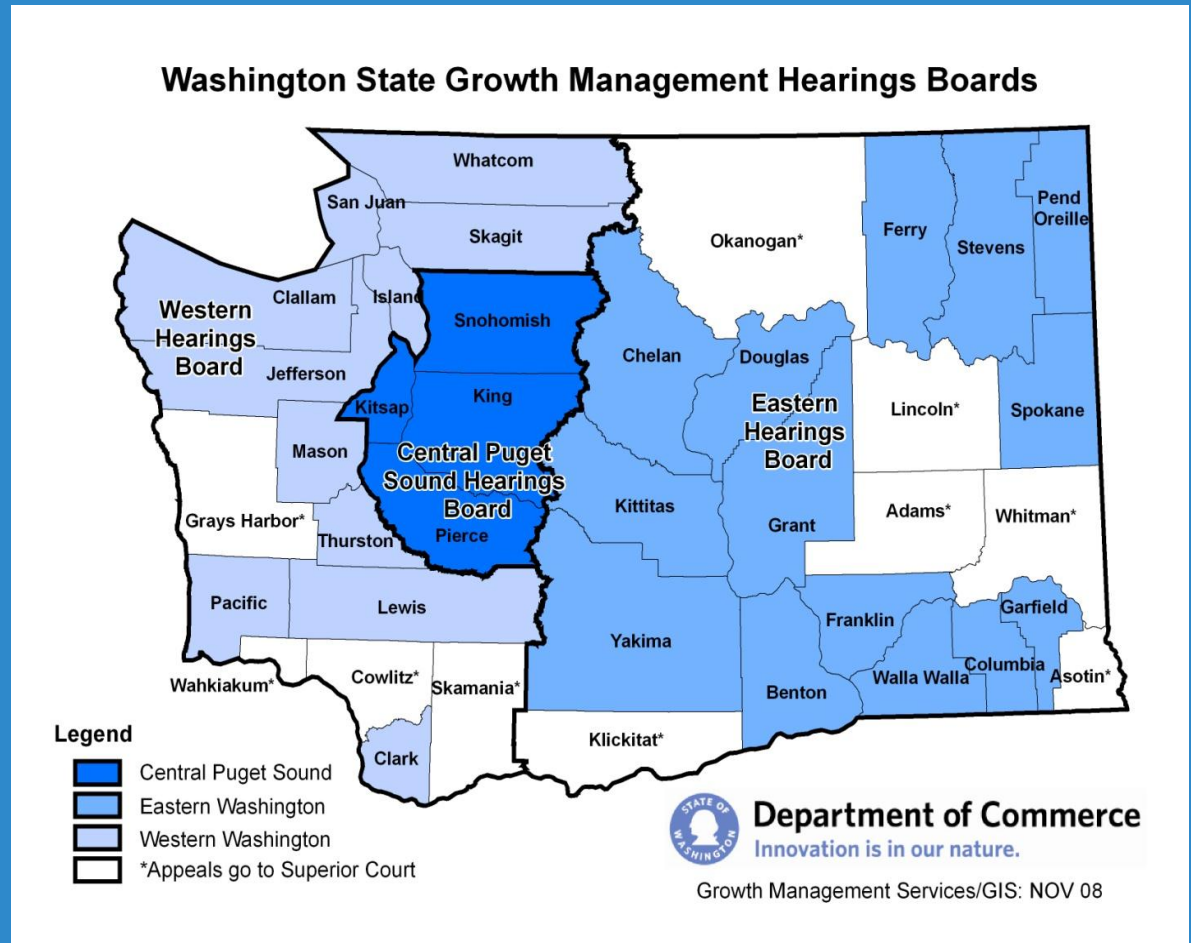
Public participation program:

- ◆ Notice requirements
- ◆ Public meetings
- ◆ Workshops
- ◆ Citizen advisory committees
- ◆ Public hearings
- ◆ Opportunities for written comment

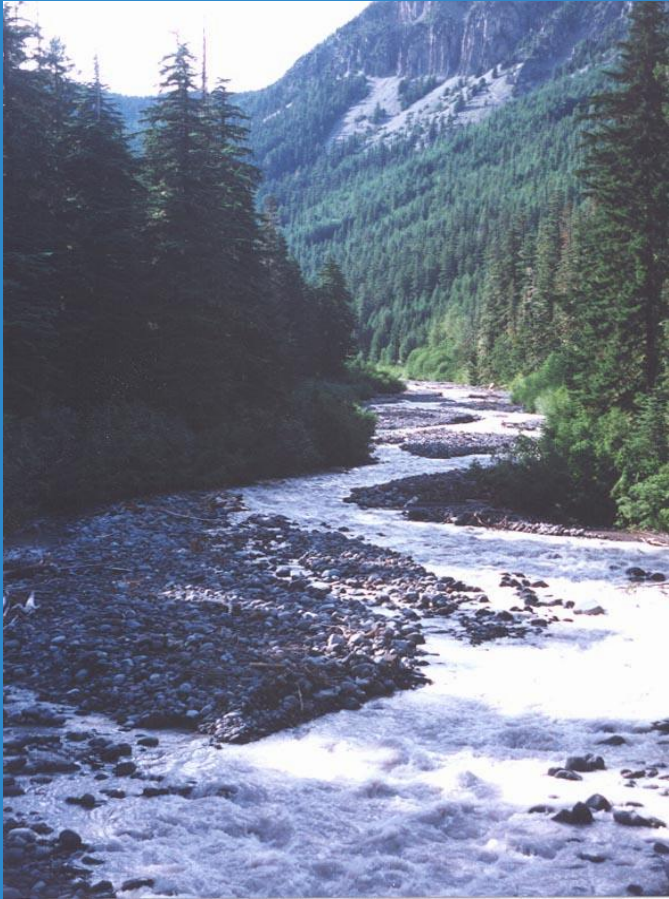


Growth Management Hearings Board

- Panels hear cases in three regions
- Review plans and regulations, including Shoreline Master Plans
- Plans and regulations presumed valid



Keeping Plans Current



- ◆ Annual Amendments
- ◆ Periodic Review:
 - Review and revise as necessary every 8 years
- ✓ Keep up with new legislation
- ✓ Best Available Science
- ✓ Local Circumstances
- ✓ New OFM population projections

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